

025.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

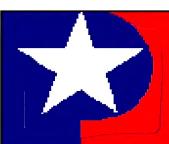
937,700 / 937,700

USE VALUE:

937,700 / 937,700

ASSESSED:

937,700 / 937,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
50-52		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLAHERTY GREGORY & JANET A
Owner 2:	
Owner 3:	

Street 1:	52 WINDSOR STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	
Cntry:	

Postal:	
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NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Aluminum Exterior and 2436 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5000.000	476,500	5,200	456,000	937,700		16725
Total Card	0.115	476,500	5,200	456,000	937,700	Entered Lot Size	GIS Ref
Total Parcel	0.115	476,500	5,200	456,000	937,700	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	384.93	/Parcel: 384.93	Land Unit Type:	Insp Date

07/29/17

I2058!

Prior Id # 1: 16725

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOULEY RONALD H	29056-288		9/2/1998		315,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/7/1994	650		5,000					REMODEL KITCHEN-BA	7/29/2017	MEAS&NOTICE	HS	Hanne S
									5/12/2009	Measured	189	PATRIOT
									10/11/1999	Measured	264	PATRIOT
									1/17/1999	Inspected	277	PATRIOT
									8/6/1998		PM	Peter M

Sign: _____ / _____ / _____

VERIFICATION OF VISIT NOT DATA

